



20210817000401290 1/3 \$328.00
Shelby Cnty Judge of Probate, AL
08/17/2021 01:27:14 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Robert K. Fleming
4645 Pyne Drive
Bessemer, AL. 35022

SEND TAX NOTICE TO:

Clayssic Home Innovations
1716 Lake Hardwood Drive
Birmingham, AL. 35242

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

Know All Men by These Presents: That in consideration of **TEN AND NO/100 DOLLARS (\$10.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **CLAYTON L. BRANUM, a member of FARMINGDALE ESTATES, L.L.C.** (hereinafter referred to as Grantor) grant, bargain, sell, and convey unto **CLAYSSIC HOME INNOVATIONS, INC.** (hereinafter referred to as Grantee) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lots 83, 84, 85, 86, 87, 88, 89, and 91, according to the Map of Farmingdale Estates, Sector 5, as recorded in Map Book 53, Page 55, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its successors heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, FARMINGDALES ESTATES, L.L.C., by CLAYTON L. BRANUM its MANAGING MEMBER, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 19th day of August, 2021

CLY

CLAYTON L. BRANUM
Managing Member, Farmingdale Estates, L.L.C.



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STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CLAYTON L. BRANUM**, whose name as **MANAGING PARTNER of FARMINGDALE ESTATES, L.L.C.**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, he, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of August, 2021.

Emily Michelle Bookout
NOTARY PUBLIC



My commission expires: July 24, 2022



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name FARMINGDALE ESTATES
Mailing Address 1716 LAKE HAWOOD DRIVE
BIRMINGHAM, AL 35242

Grantee's Name CLAYSSIC HOME INNOVATIONS
Mailing Address 1716 LAKE HAWOOD DRIVE
BIRMINGHAM, AL 35242

Property Address FARMINGDALE LAKE
NEW LANE
HARBOURVILLE, AL 35807

Date of Sale 8-16-2021
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 300,000

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8-17-2021

Print CLAYTON L. BRAUN

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1